

**TOWN OF CLOVER  
PLANNING COMMISSION MEETING  
CLOVER COMMUNITY CENTER  
120 BETHEL STREET  
AUGUST 20, 2020  
6:00 PM**

**MINUTES**

**2020**

Fred Campbell  
Jesula Muller

**2021**

Alvin Cantrell  
Katherine Jones

**2022**

Johnny Dulin  
Avery Kellam  
Scott Gear

The Clover Planning Commission held a Special Meeting on August 20, 2020. Chairperson Johnny Dulin, Fred Campbell, Katherine Jones and Scott Gear were present. Allison Harvey, Town Administrator, were also present. There were no members of the press in attendance.

**I. CALL TO ORDER**

Chairperson Dulin called the meeting to order at 6:10pm

**II. APPROVAL OF MINUTES**

- A. Commissioner Gear made a motion to approve the minutes from July 16, 2020; Commissioner Campbell seconded, and the motion passed.

**III. UNFINISHED BUSINESS**

- A. Request by David Drechsler to Amend Minutes from November 21, 2019, Meeting

Mr. Drechsler submitted a transcript to staff and commission of wording he would like to have amended to the November 21, 2019 Planning Commission minutes. Mr. Drechsler explained he did not feel the minutes transcript well what the engineer for the Boshamer Farms project had stated. After much discussion commission informed Mr. Drechsler that they would amend the minutes however when it comes to review the screening, they will side with what the ordinance states. Mr. Drechsler's submission follows:

“In its 21-NOV-2019 meeting, the Planning Commission Chair allowed input from adjoining property owner David Drechsler. After discussion about lack of screen or buffer along Arabian Farm Road, Applicant’s representative, Mr. Pridemore, committed to adding a full evergreen screen. Planning Commission members tasked Mr. Pridemore, and he agreed, to work to satisfy adjoining property owner Drechsler on said screen, and to include it in the development plan. Planning Commission members were assured that the commitment by the developer and the conditions from the Commission were to be included in the meeting minutes.”

Commissioner Jones motioned to amend the minutes of the November 21, 2019 meeting; Commissioner Campbell seconded, and the motion passed unanimously.

#### **IV. NEW BUSINESS**

- A. Rezoning Application Request for the property located at 104 S. Main Street, Clover, Tax Map #010-05-19-010, owned The Complete Group, LLC, from B-1 Central Commercial to B-2 Highway Commercial

The Town’ Administrator, Allison Harvey, opened the discussion. She stated the address in question was in zoning district B-1 and to Rezone the property to be in Zoning District B-2 is not recommended by staff because it would be considered spot zoning. Ms. Harvey did state that an option is to amend the Zoning and Land Development Ordinance to allow more business types in the B-1 Zoning District. A discussion was held. Commissioner Jones stated she wanted to keep the Downtown area as shops and retail because it is nice to walk and have the shops to walk into. More discussion was held that by amending the ordinance it allowed different types of businesses to that zoning district.

A motion was held to amend the Zoning and Land Develop Ordinance to add more business types to zoning district B-1. In favor: Commissioner Dulin, Commission Campbell and Commission Gear; Opposed: Commissioner Jones

#### **V. ADJOURNMENT**

There being no further business the meeting adjourned at 7:32pm